



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**73 SORA Gate, Calgary T3S 0M6**

MLS®#: **A2205523**

Area: **Hotchkiss**

Listing Date: **03/26/25**

List Price: **\$564,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2025**

Finished Floor Area

Abv Sqft: **1,445**

Low Sqft:

Ttl Sqft: **1,445**

Lot Information

Lot Sz Ar: **2,691 sqft**

Lot Shape:

DOM

**8**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Lawn,Private,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Mixed,Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator**  
Int Feat: **Bathroom Rough-in,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Great Room</b>	<b>Main</b>	<b>12`7" x 13`0"</b>	<b>Nook</b>	<b>Main</b>	<b>10`0" x 9`10"</b>
<b>Flex Space</b>	<b>Main</b>	<b>10`0" x 9`9"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`2" x 12`5"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`5" x 10`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`9" x 10`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-GM**

**2312519**

Remarks

Pub Rmks: **Welcome to the Kingston by Douglas Homes. An exceptional opportunity to own a remarkable 3 Bedroom 2.5 Bath townhome on a fully landscaped lot in SE Calgary, with detached double garage, SEPARATE SIDE ENTRY & NO CONDO FEES. This unique property features unparalleled quality, with a bright, open floor plan, master-built to exceed your expectations. The best part? All of the upgrades are already included! 9' knock down ceilings, engineered hardwood floors, quartz counter tops, 42" upper cabinets, all come standard. The main floor leads you past a spacious flex room through the open kitchen with 9' island and gleaming stainless steel appliances, toward a spacious great room with oversized windows & electric fireplace. Upstairs you'll find the large primary bedroom with a 4 piece ensuite and walk-in-closet, as well as two additional bedrooms, laundry room, and another 4 piece bath with quartz countertops and deep soaker tub. Downstairs, the unfinished basement is a blank canvas, well laid out for future development. All this nestled within the welcoming community of Sora, with access to nearby schools, shopping, wetlands, parks, playgrounds, and more. \*\*\*Photos are from previously built home and are representative of quality & finishes, floor plans may not be exactly as shown. Property taxes have not yet been assessed.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





